003.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,100 /	917,100
					USE VALUE:	917,100 /	917,100
					ASSESSED:	917,100 /	917,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EUGENE MARGARET A
Owner 2:	
Owner 3:	
Street 1:	51 HUBBARD ST UNIT2
Street 2:	
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	EUGENE MARGARET A/ LIFE ESTATE -
Owner 2:	BARACEWICZ MARY T -
Street 1:	49 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2334 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	457,200	5,100	454,800	917,100
Total Card	0.114	457,200	5,100	454,800	917,100
Total Parcel	0.114	457,200	5,100	454,800	917,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.87 | /Parcel: 392.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2507
GIS Ref:
GIS Ref:
Insp Date: 08/11/17

!249!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,400	5100	4,950.	454,800	917,300	917,300	Year End Roll	12/18/2019
2019	104	FV	355,500	5100	4,950.	483,200	843,800	843,800	Year End Roll	1/3/2019
2018	104	FV	355,500	5100	4,950.	352,500	713,100	713,100	Year End Roll	12/20/2017
2017	104	FV	333,200	5100	4,950.	307,000	645,300	645,300	Year End Roll	1/3/2017
2016	104	FV	333,200	5100	4,950.	261,500	599,800	599,800	Year End	1/4/2016
2015	104	FV	296,500	5100	4,950.	255,800	557,400	557,400	Year End Roll	12/11/2014
2014	104	FV	296,500	5100	4,950.	210,300	511,900	511,900	Year End Roll	12/16/2013
2013	104	FV	308,700	5100	4,950.	200,100	513,900	513,900		12/13/2012

PRINT

Date	Time
12/10/20	16:05:20

LAST REV

Date	Time
10/27/17	07:40:44
ekelly	

PAT ACCT. 249

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EUGENE MARGARET	63194-380		1/21/2014	Convenience	10	No	No		
EUGENE MARGARET	63194-378		1/21/2014	Convenience	10	No	No		
EUGENE MARGARET	60320-232		10/24/2012	Convenience	10	No	No		
	13566-455		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	186.037
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621229
Depreciation:	164005
Depreciated Total:	457225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

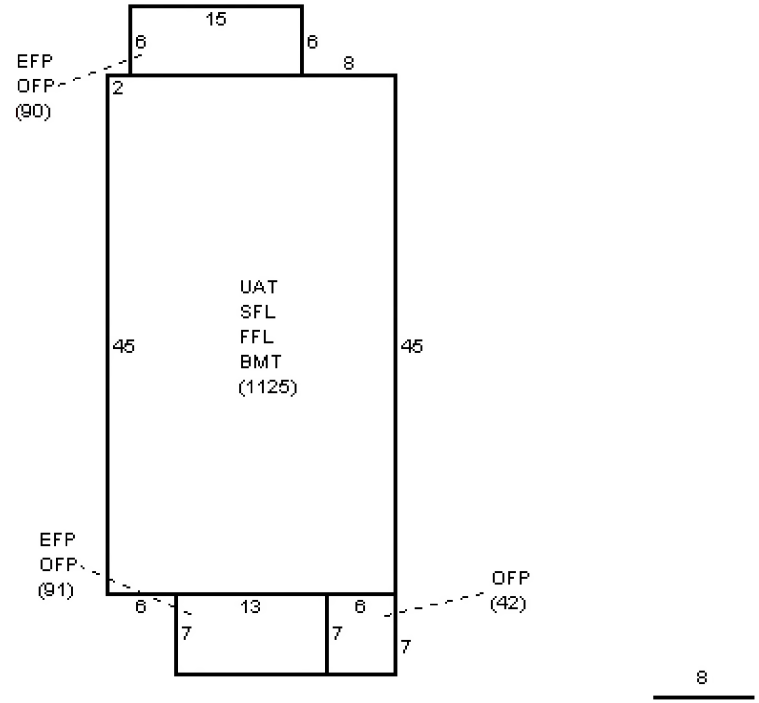
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.04
Special Features:	0	Val/Su Net:	112.61
Final Total:	457200	Val/Su SzAd	203.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	55.810	62,788
FFL	First Floor	1,125	186.040	209,292
SFL	Second Floor	1,125	186.040	209,292
UAT	Upper Attic	281	91.160	25,638
OFP	Open Porch	223	23.420	5,223
EFP	Enclos Porch	181	41.420	7,497

Net Sketched Area:	4,060			Total:	519,730
Size Ad	2250	Gross Are	4904	FinArea	2334

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100